

**City of Greensboro Planning Department
Zoning Staff Report
February 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: 204 & 208 West Cornwallis Drive (North side of W. Cornwallis Drive between Elmwood Drive and Wrenn Street)

Applicant: T.A. Mebane, Inc.
Owner: T.A. Mebane, Inc. and Walter J. Jones

From: RS-12
To: CD-PDI

- Conditions:**
- 1) Uses: Maximum of 9 attached single family homes designed for sale.
 - 2) The buildings shall be substantially brick construction.
 - 3) Building height measured from the bottom of the first floor shall not exceed 34 ft. and shall be no more than 2-stories.
 - 4) All units will have 2-car garages minimum.

SITE INFORMATION	
Maximum Developable Units	9
Net Density	3.8 units per acre
Existing Land Use	Single family dwelling & undeveloped land
Acreage	2.665
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	3 single family dwellings	RS-12
<i>South</i>	4 single family dwellings	RS-9
<i>East</i>	Single family dwelling & rear, undeveloped portion of deep lot	RS-12
<i>West</i>	Single family dwelling & rear, undeveloped portion of 2 deep lots	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-PDI (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-PDI: Intended to accommodate residential, commercial, office, and neighborhood business uses developed on small tracts of land as infill development within currently built up areas in accordance with a Unified Development Plan. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Cornwallis Drive – Minor Thoroughfare.
Site Access	Existing.
Traffic Counts	Cornwallis Drive ADT = 12, 091.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, Site drains to North Buffalo Creek
Floodplains	N/A
Streams	Streams have not been identified at this time if perennial appropriate buffer will be required. 50' buffer (each side of the stream) measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed.
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type B Yard - 20' width; 3 canopy/100'; 5 understory/100'
South	Street Yard - 20' width; 2 canopy/100', 4 understory/100', 17shrubs/100'
East	Type B Yard - 20' width; 3 canopy/100'; 5 understory/100'
West	Type B Yard - 20' width; 3 canopy/100'; 5 understory/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Promote new forms of compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property is accessed by Granville Oaks Court, a north-south street off West Cornwallis Drive which terminates in a cul-de-sac.

The applicant's sketch plan was approved by the Technical Review Committee on January 3, 2006. This plan showed four pairs of attached dwelling units. A Tree Conservation Area was indicated on the northern east side of the property.

Along the Cornwallis Drive frontage, a 20-foot wide Street Planting Yard was indicated to be planted at the normal planting rate. A minimum 4-foot brick privacy wall is included.

Along the north and west property lines, the sketch plan indicated a 20-foot wide planting yard with a 2-3-foot high berm. The applicant has provided for a 6-7-foot evergreen hedge behind buildings with plants staggered in two rows. A Type B planting rate for canopy and understory trees has been provided in these planting yards between buildings.

Aside from the Tree Conservation area along the east property line, a 20-foot wide planting yard was indicated, planted at a Type B planting rate for canopy and understory trees.

The sketch plan indicated that 8 canopy trees will be planted along Granville Oaks Court and driveways would be separated with 3-foot planting islands. The common area/park would feature an arbor and path with landscaped gardens.

The sketch plan indicates that the closest portion of a building on the west side would be set back 28 feet from the property line, the closest portion of a building on the north side would be set back 25.4 feet from the property line, and the closest portion of a building on the east side would be set back 37.9 feet from the property line. These are similar setbacks to the 30-foot rear setback that RS-12 zoning would require.

Based upon a usable area of 2.095 acres, the density of this proposed development is 3.8 units per acre. The RS-9 zoning on the south side of West Cornwallis Drive would allow 4 units per acre and the RS-12 zoning which surrounds this property would permit 3 units per acre.

GDOT: No additional comments.

Water Resources: Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.